



SAFE HOME
CITY OF CHARLOTTE
NEIGHBORHOOD & BUSINESS SERVICES

Invitation to Bid

HN519-8

Documents included in Package:

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

Bid Walk & Bid Opening:

Project Address:	2400 Ringwood Street	SAFE HOME CHARLOTTE LEADS SAFE CHARLOTTE
Bid Walk:	08/30/18 at 10:00 am (THURSDAY)	
Bid Opening:	09/06/18 at 2:00 pm (THURSDAY)	
Client Name:		Contact Number:
Project Manager: James Mahon		Contact Number: 704-614-6655

Bid Walk and Bidding Instructions:

All bid walks are mandatory.

If you are going to be late the policy is the following:

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid.

The day of a bid walk the best way to reach me is at James Mahon (cell # 704-614-6655).

Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.

The Bids will be opened at 600 East Trade St. immediately following the above due date and time.



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Company Acknowledgement:

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at **2400 Ringwood Street** to be funded through the City of Charlotte Neighborhood & Business Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:

Dollars (\$ _____)

Written total

Specs Dated: AUGUST 22, 2018 Number of Pages: 3- REHAB + 3 LbP

Addenda # 1 Dated: Number of Pages:

Addenda # 2 Dated: Number of Pages:

Project Schedule: *Minimum Start Date - 4 weeks after Bid Due Date*

Completion Deadline: OCTOBER 31, 2018

Please Print and Sign:

Company Name/Firm:

Authorized Representative Name:

Signature:

Date:



Requirements For Bidders

The City awards rehabilitation bids to the lowest responsive and responsible bidder. A responsible bidder for the safe home program is one who:

- 1) Is a licensed general contractor in the State of North Carolina;
- 2) Has an Renovate, Repair & Paint Certification (<http://www2.epa.gov/lead/renovation-repair-and-painting-program>);
- 3) Is not listed on a local, state or federal debarment list;
- 4) Carries an appropriate amounts of insurance;
- 5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

- 1) Submit all requested documentation on time;
- 2) Meet the above requirements for responsibility at the time of bid submittal;
- 3) Have the capacity to meet the required schedule for the project.
- 4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

James Mahon
Rehabilitation Specialist
City of Charlotte
Neighborhood and Business Services
600 E. Trade St.
Charlotte, NC 29202
PH: (704) 432-2321
Fax: (704) 336-3489

Work Specification

Response Due: 9/6/2018 2:00 PM

Prepared By:
City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Property Details

Address: 2400 Ringwood St
Charlotte, NC 28208

Owner: Darryl Williams

Owner Phone: (917) 658-1437

Structure Type: Single Unit

Program(s): Emergency Repair
Tested- HAS LEAD

Square Feet: 1680

LeadSafe 2016

Year Built: 1956

Healthy Homes LBP 2016

Property Value: 86900

SH FY18 Not Ranked

Tax Parcel: 07106114

Census Tract:

Property Zone: Council District 3

Repairs

Description

Floor

Room

Exterior

Emergency Heating Unit Replacement

Bid Cost: X =
Base Quantity Total Cost

Doorbell System

GEN REQ

Install a doorbell system containing a low voltage transformer, power connection, buzzer and front door button.

Bid Cost: X =
Base Quantity Total Cost

Permits Required

GEN REQ

The contractor is responsible obtaining and paying for all permits required. Said permits shall include all items in this scope of work.

Bid Cost: X =
Base Quantity Total Cost

Dumpster

GEN REQ

After procuring all required permits, place AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpster and repair any evidence of the dumpsters use. Contractor may haul debris away daily using dump trailers.

Bid Cost: X =
Base Quantity Total Cost

Work Specification

Portable Toilet

GEN REQ

Provide temporary toilet facilities from job start until approval of permanent facilities.

$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$$

Smoke Detector Hard Wired

GEN REQ

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$$

Combination CO / Smoke Detector Hard Wired

GEN REQ

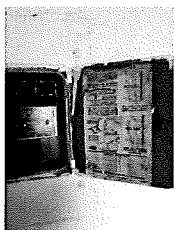
Install a hard wired combination carbon monoxide and smoke detector with battery back up.

$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$$

Electric Service 200 AMP

GEN REQ

Replace electrical service with new 200 amp, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, ground rods and cable. Include replacement of all sub-panels. Caulk exterior service penetration.



$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$$

Replace Receptacles, Switches, and Plates

GEN REQ

Replace all receptacles, switches and cover plates throughout entire house. Use code appropriate devices. This also includes any wall or ceiling damage repairs.

$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$$

See Attached Lead Scope

GEN REQ

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$$

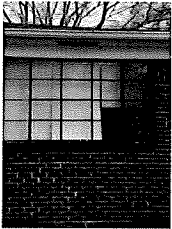
Work Specification

Vinyl Window

EXTERIOR

Exterior

Dispose of window units and any security bars. Field measure, order and install new Energy Star rated vinyl, double glazed LOW-E windows including half screens. Insulate rough opening. Install new extension jambs, casing and sill as needed, prime and paint. Exterior trim to be wrapped in PVC coated aluminum coil as needed. Repair all areas disturbed by removal and installation. This installation is to include repairing any damaged header, framing (to include king studs, jack studs etc.) sub-floor, floor joists, band joists and sill. (17)



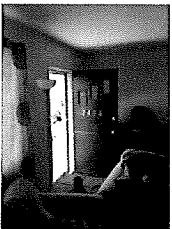
Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Prehung Metal Door Entrance

EXTERIOR

Exterior

Remove existing door, frame and threshold. Install new Energy Star rated pre-hung exterior door. Insulate cavity. Install mortised dead bolt and lever handled door hardware keyed alike. Install wide peep sight. New casing and shoe molding will match existing. Apply primer and topcoat. This installation to include repairing any damaged header, door framing, to include wall framing, sub-floor, floor joists and sill.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Repoint Masonry Bricks

EXTERIOR

Exterior

Rake out existing mortar joints to a minimum depth of 1/2". Completely fill mortar joints to match existing.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

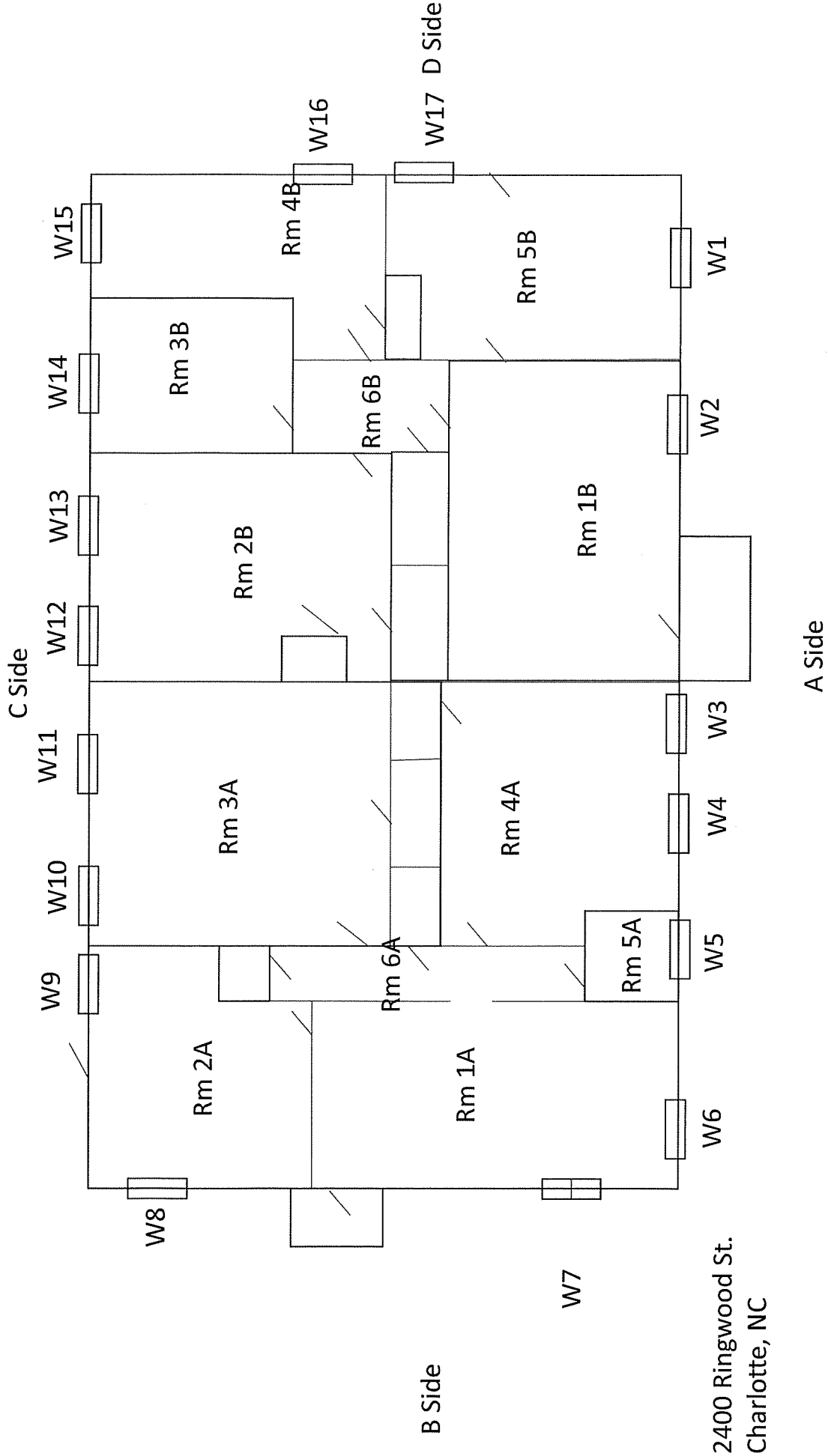
Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____



LEAD ABATEMENT SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS

8/8/2018

Address 2400 Ringwood

Complete the following scope of work:

Item #	Feature	Method	Number	Cost Per unit	COST
1	Exterior -Side D Door Jamb	Enclose all exterior components of the exterior Jamb inTyvek wrap and coil metal stock for clearance.	0		\$0
2	Exterior- Side C- Side Door.	Remove and dispose of the Component. Replace with similar size,style and dimension.Prime and finish paint coat to all wood compnents.	0		\$0
3	Room -2-A- Door Jamb & Exterior side of door	Remove and dispose of the Component. Replace with similar size,style and dimension.Prime and finish paint coat to all wood compnents.	0		\$0
4	Room -1- B -A side Door Jamb	Enclose all exterior components of the exterior Jamb inTyvek wrap and coil metal stock for clearance.	0		\$0
5	0	0	0		\$0
6	0	0	0		\$0
7	0	0	0		\$0
8	0	0	0		\$0
9	0	0	0		\$0
10	0	0	1		\$0
total					\$0

Contractors may submit an occupant protection plan on the form provided.

1 Contact Lars Aamont if an additional form is needed. Phone 704-593-1640

Complete all interior work in a unit in a single day.

2 Allow for replacement of 50 board feet of rotted wood.

3 Unless otherwise noted any window or door removal and replacement

4 includes frame and trim on both sides.

In lieu of complete removal, window frames may be enclosed with vinyl on

5 exterior in accordance with all project manual requirements

6 Contact Lars Aamont to conduct inspections prior to repainting or other putback and after vinyl siding installation.

Windows being placed in a bathroom need to be tempered glass.

Total Bid

Acknowledgement of Adden 0

Addendum#	Date

The undersigned contractor agrees to perform the scope of work for the indicated fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within 60 days of award.

Signature of authorized contractor representative

Contractor Submitting Bid:

Address:

Phone:

EXECUTIVE SUMMARY

The City of Charlotte contracted with The EI Group, Inc (EI) to conduct a lead-based paint inspection and risk assessment of the residences located at 2400 Ringwood Street, Charlotte, NC. The residence is a one-story multi-family duplex. Mr. Lars Aamoth performed the inspection and risk assessment on May 7, 2018. The scope of the survey included comprehensive XRF testing of interior and exterior painted surfaces, visual inspection, paint condition hazard ranking, dust wipe sampling, and soil sampling.

X-Ray Fluorescence (XRF) readings were collected in substantial conformance with industry standards and applicable federal and state regulations. Additionally, dust wipe samples and composite lead in soil samples were collected to identify potential lead-based paint hazards.

Painted surfaces that contain greater than or equal to 1.0 milligrams of lead per square centimeter (mg/cm²) are considered to be lead-based paint, as defined by the Department of Housing and Urban Development (HUD), the Environmental Protection Agency (EPA) and the North Carolina Health Hazards Control Unit (HHCU). Lead-based paint was found inside or outside of this residence.

The following is a summary of the survey findings for the subject property:

Interior Lead-Based Paint

- Room 1A B Side Door Jamb (Exterior Door)
- Room 2A C Side Door Jamb & Door (Exterior Door)
- Room 1B A Side Door Jamb (Exterior Door)

Exterior Lead-Based Paint

- Exterior B Side Fascia
- Exterior C Side Door
- Exterior D Side Door Jamb

Deteriorated Lead-Based Paint (Lead-Based Paint Hazards)

- Room 2A C Side Door Jamb & Door (Exterior Door)
- Exterior D Side Door Jamb
- Room 1B A Side Door Jamb (Exterior Door)

Lead in Dust Hazards

- None

Lead in Soil Hazards

- None

This executive summary has been prepared for the convenience of the users of this report. This summary does not contain all the information presented in this report and, therefore, the entire report should be read to assure all pertinent information is transmitted.